

Architectural Control Committee

Minutes

Tuesday, January 7, 2025

Time: 9:30am in the Clubhouse

- 1) Call to Order @ 9:30am by Delores
- 2) Pledge of Allegiance
- 3) Roll Call: Delores Lencioni, Nancy Seeley, Janet Keeble (Alternate – Absent), Dan Tarnowski (District Manager), Becky Earnest (Liaison), Karen Foote (adviser re-appointed by the Trustee's 10/14/2024)
- 4) Applications for Review
- 5) Suggestions, Problems, Issues or Concerns
- 6) Public Comments
- 7) ACC Board Member Comments
- 8) Adjournment

Please review January 2025 meeting dates.

ACC is still in need of new members. Please submit a letter of intent to an ACC member if you are interested. We Need You.

Applicant: Judith Feola
Address: 1149 Parkview Court NE
Application: Replacing an existing room, making a bathroom & a closet
Contractor: Owner
Action: Application withdrew due to cost of project. New application may follow.

Applicant: Michael Schlimme
Address: 437 Holiday Park Blvd NE
Application: Re-roof
Contractor: Covenant Roofing & Construction, Inc.
Action: Received 12/04/24, Approved 12/05/24 via signatures from ACC Board Members Delores Lencioni & Janet Keeble

Applicant: Keith Rittscher Trust
Address: 226 Holiday Park Blvd NE
Application: Re-roof
Contractor: Wescon Construction Inc
Action: Received 12/11/24, Approved 12/12/24 via signatures from ACC Board Members Nancy Seeley & Janet Keeble

Applicant: Raphael Florido

Address: 670 Candle Court NE
Application: Removal of 2 pine trees & roots
Contractor: Alpine Tree Service of Brevard
Action: Received 12/17/24, Approved 12/18/24 via signatures from ACC Board Members Janet Keeble & Nancy Seeley

Applicant: Sandra & William Busico
Address: 1156 Keystone Ct. NE
Application: Florida deck and ramp (Florida room)
Contractor: Viking Fence and Deck
Action: Received 12/27/24
Following long discussion, Motion made by Nancy Seeley to approve, seconded by Delores Lencioni.
Contingency: Add real survey to approved application.

Applicant: Keith Rittscher Trust
Address: 226 Holiday Park Blvd NE
Application: Carport/ Screen Porch
Contractor: Certified Screening
Action: Received 12/31/24
Motion made by Nancy Seeley to approve, seconded by Delores Lencioni.
Contingency: Updated contractor liability insurance needed prior to beginning work.

Applicant: Manuel & Maria Neves
Address: 124 Holiday Park Blvd NE
Application: 8' X 15' Lifetime Resin Shed
Contractor: Owners
Action: Received 01/02/25
Motion made by Nancy Seeley to approve, seconded by Delores Lencioni.
Contingency: Land use permit must be obtained from City of Palm Bay & submitted to the District Office prior to beginning work.

Updates: 1157 Crystal Court, driveway, car port & utility room are almost completed. ACC needs to do their final inspection and we need the City of Palm Bay Occupancy Permit.

Discussion: Larry Kapenski's letter of interest was withdrawn for medical reasons.

Larry Small's letter of interest was read aloud.
Motion made by Nancy Seeley to approve, seconded by Delores Lencioni.
Larry's nomination will go to 01/13/25 Board of Trustees meeting for
Chairperson announcements and to be sworn in.

Adjournment: Meeting adjourned at 10:07 am by Delores Lecioni.

Next Mtg: 01/21/25 @ 9:30am